



TO LET

MODERN INDUSTRIAL/WAREHOUSE PREMISES

**UNIT 38 KETTLES WOOD DRIVE,
WOODGATE BUSINESS PARK,
BIRMINGHAM, B32 3DB**



22,039 sq. ft. (2,047.52 sq. m.)

Approx. Gross Internal Area (excluding Mezzanine floor)

- 10m eaves height
- Additional mezzanine floor of 7,833 sq ft

▶ ▶ ▶ ▶ ▶ • **RENT: £280,000 per annum, exclusive**



Location:

The unit is located on Kettles Wood Drive which is off Clapgate Lane on the prestigious Woodgate Valley Business Park.

Birmingham city centre is 7 miles and Halesowen 2½ miles.

Junction 3 of the M5 Motorway is approximately 4 miles from the property.

Description:

The property comprises of a detached modern Industrial/Warehouse building with the following specification:

- Built in 2018
- 10m eaves height
- 1 level access loading door
- The warehouse is both heated and lit
- Multi storey mezzanine floor extending to 7,833 sq ft.
- Office, staff welfare facilities and ancillary accommodation at ground and first floor
- Yard / car parking area
- Site area of approximately 0.91 acres (0.37 ha)
- Situated on landscaped business park environment
- Secure Estate with manned security and barrier entrance system

Accommodation:

AREAS	SQM	SQFT
Warehouse	1,539.31	16,569
GF and FF offices	508.21	5,470
Total Gross Internal Area (excluding Mezzanine Areas)	2,047.52	22,039
Multistorey Mezzanine	727.71	7,833
Mezzanine (next to office)	46.64	502
Total Gross Internal Area (including Mezzanine Floor)	2,775.23	29,872

Tenure:

The property is available by way of a new full repairing and insuring lease upon terms to be agreed.

Quoting Rent:

£280,000 per annum, exclusive.

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Business Rates:

Rateable Value (2023): £131,000 per annum

EPC:

EPC Rating: **A (23)**

Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.





Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Viewing:

Strictly via sole agents:

**Harris Lamb
4th Floor
4 Brindley Place
Birmingham
B1 2LG**

Tel: 0121 455 9455

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Email: Thomas.morley@harrislamb.com
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Ref: G008104

Date: September 2025

Subject To Contract





